

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0082.0A**Z.A.P. DATE:** November 15, 2016**SUBDIVISION NAME:** Pleasant Hill Subdivision**AREA:** 3.371 acres**LOTS:** 2**APPLICANT:** Pleasant Hill Baptist Church
(Chris Cassell)**AGENT:** KBGE
(Jennifer Garcia)**ADDRESS OF SUBDIVISION:** 6709 Circle S Rd.**GRIDS:** G15**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3 / GR-MU-CO**PROPOSED LAND USE:** Civic / Retail

DEPARTMENT COMMENTS: The request is for the approval of the Pleasant Hill Subdivision composed of 2 lots on 3.371 acres. . The applicant proposes to subdivide the unplatted property into a two lot subdivision for religious assembly and retail uses.

STAFF RECOMMENDATION: Staff recommends approval of the subdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404



CASE#: C8-2016-0082.0A
ADDRESS: 6709 CIRCLE S RD.
PROJECT: PLEASANT HILL SUBDIVISION
CASE MANAGER: CESAR ZAVALA

● 1/2" IRON ROD FOUND
● 1/2" IRON PIPE FOUND
○ IRON ROD SET WITH "WIDE" CR
BOUNDARY LINES
ADJACENT PROPERTY LINES
PROPOSED SIDEWALK

CHRIS CASSELL
TRUSTEE
PLEASANT HILL BAPTIST CHURCH
6709 CIRCLE S RD.
AUSTIN, TX 78745

STATE OF TEXAS &
COUNTY OF TRAVIS &

THIS INSTRUMENT ACKNOWLEDGED
2016.

NOTARY PUBLIC, IN AND FOR
MY COMMISSION EXPIRES:

22

LOT 2
2.182 ACRES
(85.064 SQ. FT.)

10.06'

127.19' 10"E

208.75'

CIRCLE S RD.
(R.O.W. WALKS)

127.19' 43"W, 4.53' 30"

LOT 1B, AUSTIN
SOUTH POINT
VILLAGE

RESUBDIVISION OF
LOT 1, BLOCK A,
DOC. NO.
20020009

3.371 ACRES OUT OF THE WILLIAM CANNON LEAGUE
COMMERCIAL NOTES.

11. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
12. ALSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE ESSENTIALS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF ALSTIN LAND DEVELOPMENT CODE.
13. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ALSTIN ENERGY WITH ANY EASEMENT REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF ALSTIN LAND DEVELOPMENT CODE.
14. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY ENERGY CONTROL, REGENERATION AND PROTECTION OF THE ELECTRICAL INFRASTRUCTURE TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE ONE CASE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

16. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF ASTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VANDERBILT OR REFLECTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

17. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

18. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.

19. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WILLIAM CANNON DRIVE AND CHISEL 5 DRIVEN TO THE INTERSECTION OF CHISEL 5 DRIVE AND WILLOW STREET. THE PROPERTY IS BEING OCCUPIED BY EXISTING SIDEWALKS MAY RESULT IN THE VIOLATION OF CITY STANDARDS FOR OCCUPANCY, BUILDING FINISHES, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

21. PARALLEL DEDICATION IS REQUIRED PER ORDINANCE 2016123-006, OR AS AMENDED, PRIOR TO APPROVAL OF ANY RESIDENTIAL SITE PLAN OR BUILDING PERMIT IN THIS SUBDIVISION.

22. THIS SUBDIVISION PLAN WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT DATED 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED TO THIS SUBDIVISION, SET THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. _____, OR TO THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN ON THIS _____ DAY OF _____, 2016.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2016, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLANNING COMMISSION OF THE CITY OF
AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2016.

THOMAS WEBBER, CHAIR

JOLENE KOLBASA, SECRETARY

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0583H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION THE PLAT SUBMITTED HEREWITH. ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRANS COUNTY CODES, ORDINANCES AND RULES.

10-31-16
JENNIFER GARCIA
P.E. NO. 106000
JUDGE
1105 W. RIVERSIDE DRIVE, STE. 110
AUSTIN, TX 78704
DATE

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HEREWITH; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLETS WITH TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

10-31-16

KORAM C. DASHER
R.P.L.S. NO. 5901
KROBE SURVEYING
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704

I, DANA DEBEAUVIER, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M. DAILY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

_____ THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE COUNTY CLERK, THIS THE _____ DAY OF _____ 20____ A.D.



Kjellberg
ENGINEERING

1 OF 1

SURVEYING IN PROGRESS

KIMBELL | BRUEHL | GARCIA | ESTES

103 West Riverchase Drive, Ste 110, Austin, Texas 78704
 T (512) 439-0400 www.kbrg.com

C8-2016-0082.0A

JOB NUMBER: 385-001
SUBMITTAL DATE: 04/19/2016